



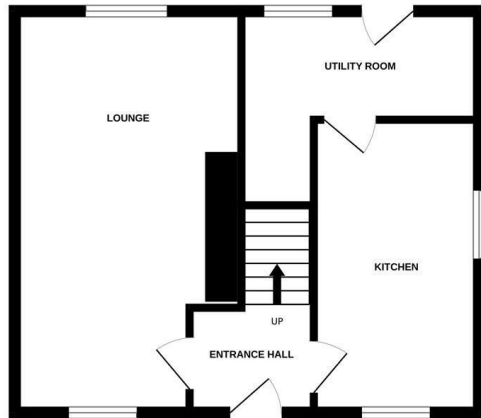
8 Sycamore Crescent | | Norwich | NR2 4DQ

£250,000

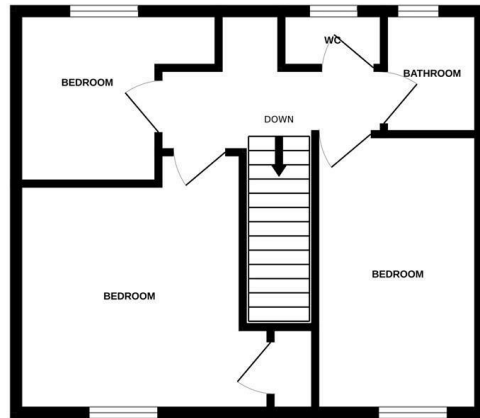
**** GUIDE PRICE £250,000 - £260,000 END TERRACE HOUSE ON A LARGE CORNER PLOT**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, END TERRACE HOUSE situated in a peaceful location to the west of Norwich. Accommodation comprising entrance hall, lounge, MODERN FITTED KITCHEN, and utility room to the ground floor. On the first floor there are THREE BEDROOMS, a bathroom and WC off landing. Outside there is a DRIVEWAY to the front providing off road parking, A LARGE LAWNED GARDEN TO THE SIDE and an enclosed rear garden. The house benefits from double glazing, gas heating and has to the POTENTIAL TO EXTEND SUBJECT TO PLANNING. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Sycamore Crescent is located close by to a great selection of amenities including schooling, popular local shops and pubs, with ease of access to the Norfolk and Norwich University Hospital, University of East Anglia and the Norwich ring road. Links take you to the River Wensum and cycle paths leading to the city and Marriotts Way from the woodland. A bus stop at the entrance of The Willows provides a regular service into Norwich city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

Lounge 19'4" x 10'11"

Two double glazed windows, two radiators.

Kitchen 14'2" x 8'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, double glazed window, radiator.

Utility Room 11'5" x 4'8"

Space for fridge/freezer and washing machine, door to garden.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 12'5" x 10'11"

Double glazed window, radiator, built in cupboard.

Bedroom Two 13'6" x 8'2"

Double glazed window, radiator.

Bedroom Three 9'10" x 8'3"

Double glazed window, radiator.

Bathroom 5'6" x 4'7"

Panelled bath with shower over, hand wash basin, radiator, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside Front

Driveway providing off road parking and a large lawned garden to the side.

Outside Rear

Tiered garden, timber shed, enclosed by timber fencing with side gate access.

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold


utilities

full fibre broadband available.

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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